

NEWARK HOUSING AUTHORITY
TOTAL NO. OF UNITS: 124
ESTIMATED COST: \$14,000,000
ESTIMATED COST PER UNIT: \$112,700
COMPLETION TARGET DATE: 3/21/93

JB
See my

Newark
- Housing Authority
- Misc.
1993

11/1/91: Project Planning Conference
Location: 23 scattered sites - North Ward (113 units and 5, and 43 units)
PHA Proposal: 1/27/92
HUD Approval: 3/2/92
Turnkey Developer: Brown Development Co./H&B Construction
Design Documents: 3/2
HUD Approval: 3/2
Construction Documents: 7/7/92 (targeted)
HUD Approval: 7/7/92

N.J. DOCUMENTS
NEWARK LIBRARY

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

Contract of Sale: 7/93 (Contract awarded)
3/1/92: Development request submitted to HUD, need to raise size for 2 units, need to submit cost estimates to HUD.
3/1/92: Complete request for grant and funds awarded in the amount of \$150,000.
3/1/92: 20 for-profit units and 40 units in 20.
3/23/92: Approved Waiver for Staged Development.
H&B has submitted alternate site which is reviewed and demolition will occur because original site was a historical preservation.
3/15/92: HUD has not received everything it needs, has not received a Declaration of Selection from the HUD.
3/15/92: HUD has approved of no-profit funding request in the amount of \$150,000.
3/28/92: Problem with the Developer's price. There is a 1.7 million dollar hard cost difference which is 18% over Housing's reasonable price. Housing will complete its review by 4/15/92.

93 APR 26 AM 1:08

REVELOPMENT
CONSTRUCTION

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002042 (KEMSCO/ZAK)

PHA: Newark Housing Authority

TOTAL NO. OF UNITS: 194

RECEIVED: 4/14/89

RESERVATION OF FUNDS: 9/25/89 \$15,093,000

DEVELOPMENT METHOD: Turnkey

CONSTRUCTION TARGET DATE: 3/25/92

11/17/89: Project Planning Conference

Location 23 scattered sites-North ward (125 units and W. ward (69 units)

PHA Proposal 1/22/90

HUD Approval 4/7/93

Turnkey Developer Kemsco Development Co./ZAK Construction

Design Documents N/A

HUD Approval N/A

Construction Documents 7/7/93 (targeted)

HUD Approval 9/93 (targeted)

Contract of Sale 9/93 (Court mandated)

2/21/92: Demolition request submitted to DEP; need to find site for 5 units; need to submit cost estimates to HUD.

3/11/92: Complete request for Front End Funds received in the amount of \$150,000.

3/19/92: RO forwarded front-end funding request to HQ.

3/25/92: Approved Waiver for Staged Occupancy.

NHA has submitted alternate site which FO is reviewing. No demolition will occur because original site was a historic preservation.

5/15/92: NJHMFA has not received everything it needs. Kemsco has not received a Notification of Selection from the NHA.

5/15/92: Headquarters approval of up-front funding request in the amount of \$150,000.

5/28/92: Problem with the Developer's price. There is a 1.7 million dollar hard cost difference which is 18% over Housing's reasonable price. Housing will complete it's review by 6/8/92.

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002042 (ZAK/KEMSCO)

- 6/18/92: Developer sent in letter justifying excessive price, under review by the FO.
- 6/25/92: New date for construction start will have to be established.
- 8/27/92: FO approval of PHA Proposal has not been granted. In order to approve the PHA Proposal the title and site issues must be resolved. A tentative agreement on the price has been reached. Based on FO estimates an additional \$4,987,100 in funding will be needed.
- 9/9/92: Zak/Kemsco is on NJHMFA Board for firm commitment on 9/24/92.
- Development will need additional money.
- Title problems and site control need to be resolved.
- 11/23/92: Updated title information to be submitted by developer by end of month. NJHMFA needs final numbers from FO before making a firm commitment.
- 3/3/93: meeting held with developer and developer's attorney to discuss title and site control issues.
- 3/11/93: PHA proposal is under review by FO. The 1/31/93 court-ordered target date for PHA proposal approval was missed due to the need to review a new site for 13 of the 194 units. New court ordered target date for Proposal approval is 4/30/93. New site is approval. Title and site control information must be reviewed before proposal approval. The court has required the NHA to have their construction manager, Day-Zimmerman, review the qualifications of Kemsco-Zak.
- 2/20/93: 41 units are to be built on site. PHA held up waiting for acceptable site control. NHA has requested a re-evaluation of the project to construct 194 units on this site and 41 units on city site. FO holding up request awaiting status of city site.
- 2/21/93: PHA needs to be resolved. NJHMFA and NHA to work on it.
- 3/11/92: Complete request for grant and funds forwarded in the amount of \$137,900.
- 3/19/93: FO forwarded front-end funding request to NJ.

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002041

PHA: Newark Housing Authority

TOTAL NO. OF UNITS: 194 to 199

RECEIVED: 6/30/88

RESERVATION OF FUNDS: 9/22/88 \$13,794,400 Conventional to

GRANT/LOAN AUTHORITY: \$13,794,400 to \$13,932,300

DEVELOPMENT METHOD: Conventional to Turnkey

CONSTRUCTION TARGET DATE: 3/22/91

TSA

1/23/91

10/18/90: NHA notified HUD that it would like to substitute the present site of Project NJ2-38 for the construction of 150 townhouse units from NJ2-41, construct the remaining 44 units in the Elizabeth Valley area, reformulating NJ2-38 from conventional to turnkey and construct 50 townhouses from NJ2-38 in Newark's West Ward.

6/21/91: Title problems resolved.

FSA

9/15/92

Location

Central Ward (Scudder Homes) for 155 units; 44 on city-owned scatter sites in Elizabeth Valley area

RFP ISSUED

10/4/92

Proposals due 12/1/92; 10 were received

PHA Proposal

5/93 (targeted)

HUD Approval

5/93 (targeted)

Turnkey Developer

Bellemeade

Construction Documents

HUD Approval

12/93 (targeted)

Contract of Sale

12/93 (Court-ordered)

2/20/92: 44 units are to be on city owned sites. FSA held up waiting for acceptable site control. NHA has requested a reformulation of the project to construct 150 units on their site and 44 units on city site. FO holding up request awaiting status of city site.

2/21/92: PILOT needs to be resolved; NJHMFA and NHA to work on RFP.

3/11/92: Complete request for Front End Funds forwarded in the amount of \$137,900.

3/19/92: RO forwarded front-end funding request to HQ.

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002041

- 3/26/92: Revised developers packet discussed with NHA.
- 4/15/92: City Council meeting held, PILOT issue was to be discussed.
- 4/16/92: Developer's packet resubmitted and discussed. FO is to notify NHA in writing of problems.
- 5/15/92: Headquarters approval of up-front funding request in the amount of \$137,900.
- 5/19/92: City Council meeting on 5/20/92 to approve changes in reverter language required by HUD in order to grant FSA.
- 5/28/92: NHA has decided to withdraw its request for reformulation and advertise for 199 units in lieu of 155 units which is approved by HUD. The NHA will forward a justification letter to the FO.
- 6/22/92: RFP was issued for site and a Developer's Packet was received. FO had several comments on the Developer's Packet; NHA has not forwarded in writing a justification for the withdrawal of the reformulation.
- 6/25/92: PILOT issue needs to be resolved.
- 8/13/92: Evidence of site control for the city-owned sites submitted and is under review by the FO Legal Division. If evidence of site control is acceptable, FSA can be granted for the remaining sites.
- 8/27/92: RFP can not be issued until FSA is granted.
- 9/4/92: FO will be contacting title company directly to resolve title problems.
- 10/4/92: RFP issued.
- 2/26/93: Turnkey developer selected (Bellmead).
- 2/28/93: Court-ordered date for NHA developer selection.
- Additional funding may be needed in FFY 93 in order to approve PHA Proposal.

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002041

4/7/93: PHA proposal received by FO. Currently under review.

3/26/91: 411,010.00 Conventional
3/26/93

8/31/91: Project Planning Conference.

Location: 10 miles between 10th and 11th Ave. and
S. 10th and S. 11th Streets

PHA Proposal: 10/30/92 (targeted)

HUD Approval: 1/13/93 (targeted)

Turnkey Developer: Not Selected

Design Documents: N/A

HUD Approval: N/A

Construction Drawings: 5/33/92 (targeted)

HUD Approval: 7/13/92 (targeted)

Contract of Sale: 10/15/92 (targeted)

2/21/92: HUD approval from Coalition re: Development
Schedule. Problems with the city. HUD needs land
from the city for project. Development schedule
dependent upon approval from Low Income Housing
Coalition.

3/11/92: PHA requested from HUD funds in the amount of
\$110,000.

3/19/92: HUD forwarded request and funding request to PG.

4/15/92: City Council meeting held to discuss city sites.
HUD PHA and PG have been apprised of outcome.

Development schedule has not yet been approved.

5/15/92: Headquarters approval of the up-front funding
request in the amount of \$110,000.

5/28/92: The PHA is reviewing a list of possible sites given
to it by the city.

6/23/92: HUD has not been notified of the site location.

8/25/92: PHA advised PG that they are still working with the
City to identify acceptable site.

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002043

PHA: Newark Housing Authority

TOTAL NO. OF UNITS: 100

RECEIVED: 7/18/90

RESERVATION OF FUNDS: 3/26/91 \$11,016,500 Conventional

CONSTRUCTION TARGET DATE: 9/26/93

8/21/91: Project Planning Conference.

Location 10 sites between 14th and 15th Ave. and
S.10th and S.15th Streets

PHA Proposal 10/30/92 (targeted)

HUD Approval 1/13/93 (targeted)

Turnkey Developer Not selected

Design Documents N/A

HUD Approval N/A

Construction Documents 5/13/93 (targeted)

HUD Approval 7/12/93 (targeted)

Contract of Sale 10/29/93 (targeted)

2/21/92: Need approval from Coalition re: Development
Schedule. Problems with the city. NHA needs land
from the city for project. Development schedule
dependent upon approval from Low Income Housing
Coalition.

3/11/92: NHA requested Front End Funds in the amount of
\$110,000

3/19/92: RO forwarded front-end funding request to HQ.

4/15/92: City Council meeting held to discuss city sites,
neither NHA nor FO have been apprised of outcome.

Development schedule has not yet been approved.

5/15/92: Headquarters approval of the up-front funding
request in the amount of \$110,000.

5/28/92: The NHA is reviewing a list of possible sites given
to it by the City.

6/25/92: HUD has not been notified of the site location.

8/25/92: NHA advised FO that they are still working with the
City to identify acceptable site.

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002043

9/9/92: NHA advised FO that site has been identified.
11/23/92: NHA to submit request for TSA by end of month.
2/9/93: TSA request under review by FO. FO awaiting completion of the Intergovernmental Review required by Exec. Order 12372.

Timeline 14 City-owned sites in Central and East wards
TSA Request 12/30/92 (targeted)
HUD Approval 1/13/93 (targeted)
Selecting Developer Not selected
Design Documents N/A
HUD Approval N/A
Construction Documents 3/13/93 (targeted)
HUD Approval 7/12/93 (targeted)
Contract of Sale 8/11/93 (targeted)

Project held up due to problems with the city. NHA needs land from the city for project. Development schedule dependent upon approval from Low Income Housing Coalition.

3/11/92: Request for front-end funds forwarded to FO.
3/13/92: FO forwarded front-end funds request to HUD.
4/13/92: City Council meeting held to discuss city sites. NHA has been approved for funding.
Development schedule has not yet been approved.
5/15/92: HUD's approval of up-front funding request in the amount of \$100,000.
5/28/92: NHA is reviewing a list of possible sites given to it by the City.
6/25/92: HUD has not been notified of the site location.
7/26/92: TSA issued. NHA's request for TSA due on 9/20/92.
9/9/92: NHA advised FO that site has been identified.
11/23/92: NHA to submit request for TSA by end of this month.

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39002044

PHA: Newark Housing Authority

TOTAL NO. OF UNITS: 94

RECEIVED: 7/18/90

RESERVATION OF FUNDS: 3/26/91 \$10,357,700 Conventional

CONSTRUCTION TARGET DATE: 9/26/93

8/21/91: Project Planning Conference.

Location 14 city-owned sites in Central and East wards

PHA Proposal 10/30/92 (targeted)

HUD Approval 1/13/93 (targeted)

Turnkey Developer Not selected

Design Documents N/A

HUD Approval N/A

Construction Documents 5/13/93 (targeted)

HUD Approval 7/12/93 (targeted)

Contract of Sale 8/11/93 (targeted)

Project held up do to problems with the city. NHA needs land from the city for project. Development schedule dependent upon approval from Low Income Housing Coalition.

3/11/92: Request for front-end funds forwarded to RO.

3/19/92: RO forwarded front-end funds request to HQ.

4/15/92: City Council meeting held to discuss city sites, neither NHA nor FO have been apprised of outcome.

Development schedule has not yet been approved.

5/15/92: Headquarters approval of up-front funding request in the amount of \$103,500

5/28/92: NHA is reviewing a list of possible sites given to it by the City.

6/25/92: HUD has not been notified of the site location.

7/20/92: TSA issued. NHA's request for FSA due on 9/20/92.

9/9/92: NHA advised FO that site has been identified.

11/23/92: NHA to submit request for FSA by end of this month.

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39002044

1/26/93: NHA requested additional title information. Response was received by FO on 2/8/93. Under review by legal.

2/8/93: Minor changes to NHA's Life Cycle Analysis are required prior to issuance of FSA. After receipt of FSA NHA will issue RFP.

4/15/93: Revised turnkey developer's packet under review.

FOA Proposal 11/23/92 (targeted)

FOA Approval 2/2/93 (targeted)

Turnkey Developer NHA selected

Design Documents 5/1

FOA Approval 5/1

Construction Documents 6/12/93 (targeted)

FOA Approval 6/11/93 (targeted)

Contract of Sale 9/10/93 (targeted)

Project held up due to problems with the city. NHA needs land from the city for project. Development schedule dependent upon approval from Low Income Housing Coalition.

3/21/92: problem to be resolved with city for site.

3/21/92: NHA requested front-end study.

3/19/92: FO forwarded front-end study report to NHA.

4/15/92: City Council meeting held to discuss city site. NHA is reviewing a list of possible sites given to it by the city.

Development schedule has not yet been approved.

5/15/92: NHA is reviewing a list of possible sites given to it by the city.

5/28/92: NHA is reviewing a list of possible sites given to it by the city.

6/25/92: NHA has not been notified of the site location.

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002045

PHA: Newark Housing Authority

TOTAL NO. OF UNITS: 100

RECEIVED: 7/18/90

RESERVATION OF FUNDS: 3/26/91 \$11,016,500 Turnkey

CONSTRUCTION TARGET DATE: 9/26/93

8/21/91: Project Planning Conference.

TSA

Location

request submitted 1/13/93
8 sites between 15th and 16th Ave. on
S.11th, S.12th, S.15th, S.17th, S.18th
and S.19th Streets.

PHA Proposal

11/29/92 (targeted)

HUD Approval

2/12/93 (targeted)

Turnkey Developer

Not selected

Design Documents

N/A

HUD Approval

N/A

Construction Documents 6/12/93 (targeted)

HUD Approval

8/11/93 (targeted)

Contract of Sale

9/10/93 (targeted)

Project held up do to problems with the city. NHA needs land from the city for project. Development schedule dependent upon approval from Low Income Housing Coalition.

2/21/92: problems to be resolved with city re: sites.

3/11/92: NHA requested front-end funds.

3/19/92: RO forwarded front-end funds request to HQ.

4/15/92: City Council meeting held to discuss city sites, neither NHA nor FO have been apprised of outcome.

Development schedule has not yet been approved.

5/15/92: Headquarters approval of up-front funding request in the amount of \$110,000

5/28/92: NHA is reviewing a list of possible sites given to it by the City.

6/25/92: HUD has not been notified of the site location.

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002045

8/25/92: NHA advised FO that they are still working with the City to identify acceptable site.

9/9/92: NHA advised FO that site has been identified.

11/23/92: City ordinance being prepared to establish site.

2/28/93: Court order target date for HUD issuance of TSA.

4/15/93: Awaiting FSA request from NHA.

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002046

PHA: Newark Housing Authority
TOTAL NO. OF UNITS: 96 plus community space
RECEIVED: 7/18/90
RESERVATION OF FUNDS: 3/26/91 \$10,584,700
DEVELOPMENT METHOD: Turnkey
CONSTRUCTION TARGET DATE: 9/26/93

8/21/91: Project Planning Conference.

Location 4 sites b/w Clinton and madison Ave. on
Peshine, Jelliff and Badter Ave.

PHA Proposal

HUD Approval

Turnkey Developer

Design Documents N/A

HUD Approval N/A

Construction Documents

HUD Approval

Contract of Sale

Construction Start 9/94 (Court ordered)

Project held up do to problems with the city. NHA needs land from the city for project. Development schedule dependent upon approval from Low Income Housing Coalition.

2/21/92: Problems to be resolved with city re: sites.

3/11/92: FO forwarded NHA request for front-end funds to RO.

3/19/92: RO forwarded request to HQ on 3/19/92.

4/15/92: City Council meeting held to discuss city sites, neither NHA nor FO have been apprised of outcome.

Development schedule has not yet been approved.

5/15/92: Headquarters approval of up-front funding request in the amount of \$103,500

5/28/92: NHA is reviewing a list of possible sites given to it by the City.

6/25/92: HUD has not been notified of the site location.

8/25/92: NHA advised FO that they are still working with the City to identify acceptable site.

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002046

- 9/9/92: NHA advised FO that site has been identified.
- 11/23/92: City ordinance being prepared to establish site.
- 2/4/93: Request for TSA submitted. Court ordered target date for HUD issuance of TSA is 3/31/93.
- 4/15/93: Awaiting FSA approval request from NHA. Court ordered date from FSA is 7/30/93. NJ2-47 sites were substituted for sites originally proposed for NJ2-46 due to an environmental problem and Regional Economist's concerns related to over concentration of assisted persons in the area.

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002047

PHA: Newark Housing Authority

TOTAL NO. OF UNITS: 100

RECEIVED: 7/18/90

RESERVATION OF FUNDS: 9/13/91 \$10,913,750 Conventional

CONSTRUCTION TARGET DATE: 3/13/94

12/11/91: Project Planning Conference.

PHA Proposal 2/3/93 (targeted)

HUD Approval 5/4/93 (targeted)

Turnkey Developer

Design Documents N/A

HUD Approval N/A

Construction Documents 9/1/93 (targeted)

HUD Approval 10/31/93 (targeted)

Contract of Sale 11/30/93 (targeted)

Site is another PHA project, Kretchmore Homes, dependent upon demolition. Development schedule dependent upon approval form Low Income Housing Coalition.

2/21/92: Problems to be resolved with city re: sites.

3/11/92: FO forwarded request for front-end funds to RO.

3/19/92: RO forwarded request to HQ.

4/15/92: City Council meeting held to discuss city sites, neither NHA nor FO have been apprised of outcome.

Development schedule has not yet been approved.

5/15/92: Headquarters approval of up-front funding request in the amount of \$109,000

5/28/92: NHA is reviewing a list of possible sites given to it by the City.

6/25/92: HUD has not been notified of the site location.

8/25/92: NHA advised FO that they are still working with the City to identify acceptable site.

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002047

- 9/9/92: NHA advised FO that site has been identified.
- 11/23/92: City ordinance being prepared to establish site.
- 4/15/93: Awaiting revised request for TSA. Originally proposed sites were substituted for NJ2-46 sites disapproved due to an environmental problem and Economist's concerns about over-concentration of assisted persons in area.

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002048

PHA: Newark Housing Authority
TOTAL NO. OF UNITS: 96 plus community space
RECEIVED: 7/18/90
RESERVATION OF FUNDS: 9/13/91 \$10,483,850 Turnkey
CONSTRUCTION TARGET DATE: 3/13/94

12/11/91: Project Planning Conference.

Location 5 sites in East and South Wards. 4 of the 5 sites are b/w Elizabeth and Sherman Ave. bounded by Earl and Vanderpool St. The 5th site is b/w Irvine Turner Blvd. and Ridgewood Avenue bounded by Avon and Madison.

PHA Proposal 5/5/93 (targeted)

HUD Approval 6/3/93 (targeted)

Turnkey Developer Not selected

Design Documents N/A

HUD Approval N/A

Construction Documents

HUD Approval

Contract of Sale
Construction Start 11/94 (Court mandated)

Project held up do to problems with the city. NHA needs land from the city for project. Development schedule dependent upon approval from Low Income Housing Coalition.

2/11/92: Problems to be resolved with city re: sites.

3/11/92: Complete request for Front End Funds received by RO in the amount of \$104,800, forwarded to Headquarters on 3/19/92. NHA is to look into using Section 8 funding.

4/15/92: City Council meeting held to discuss city sites, neither NHA nor FO have been apprised of outcome.

5/15/92: Headquarters approval of up-front funding request in the amount of \$104,000

5/28/92: NHA is reviewing a list of possible sites given to it by the City.

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002048

- 6/25/92: HUD has not been notified of the site location.
- 8/25/92: NHA advised FO that they are still working with the City to identify acceptable site.
- 9/9/92: NHA advised FO that site has been identified.
- 11/23/92: City ordinance being prepared to establish site.
- 3/5/93: Request for TSA submitted.
- 3/9/93: TSA request under review by FO. Court ordered target date for HUD issuance of TSA is 5/28/93.
- 3/30/93: Site in South Ward on Ridgewood Ave. was disapproved due to overconcentration of assisted persons in the area.
- 4/2/93: Meeting held with NHA and Regional Economist regarding the site. NHA is to submit documentation to address Economist's concerns.

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002049

PHA: Newark Housing Authority

TOTAL NO. OF UNITS: 88 plus community space

RECEIVED: 7/18/90

RESERVATION OF FUNDS: 9/13/91 \$9,590,800 Turnkey

CONSTRUCTION TARGET DATE: 3/13/94

12/11/91: Project Planning Conference.

Location 11 sites in the S. Ward. 31 units b/w Peshine and Jeliff Ave. bounded by Clinton Ave and W. Begelow Street. 22 units and community space on Badger Ave., Ridgewood Ave., and Irvine Turner Blvd. bounded by W. Alpine and W. Bigelow. 35 units in a 1 block are bounded by Avon, Irvine Turner Blvd., Madison and Hillside

PHA Proposal 4/4/93 (targeted)

HUD Approval 7/3/93 (targeted)

Turnkey Developer

Design Documents N/A

HUD Approval N/A

Construction Documents 10/31/93 (targeted)

HUD Approval 12/30/93 (targeted)

Contract of Sale 1/29/94 (targeted)

Project held up do to problems with the city. NHA needs land from the city for project. Development schedule dependent upon approval from Low Income Housing Coalition.

2/21/92: Problems to be resolved with city re: sites.

3/11/92: Request for Front End Funds received by RO in the amount of \$95,900.

3/19/92: RO forwarded front-end request to HQ.

4/15/92: City Council meeting held to discuss city sites, neither NHA nor FO have been apprised of outcome.

5/15/92: Headquarters approval of up-front funding request in the amount of \$95,900

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002049

- 5/28/92: NHA is reviewing a list of possible sites given to it by the City.
- 6/25/92: HUD has not been notified of the site location.
- 8/25/92: NHA advised FO that they are still working with the City to identify acceptable site.
- 9/9/92: NHA advised FO that site has been identified.
- 11/23/92: City ordinance being prepared to establish site.
- 3/11/93: Request for TSA submitted. Court ordered target date for HUD issuance of TSA is 6/30/93.
- 3/30/93: Site in South Ward on Ridgewood Ave. was disapproved due to overconcentration of assisted persons in the area.
- 4/2/93: Meeting held with NHA and Regional Economist regarding the site. NHA is to submit documentation to address Economist's concerns.

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002050

PHA: Newark Housing Authority
TOTAL NO. OF UNIT: 88
RECEIVED: 7/18/90
RESERVATION OF FUNDS: 9/13/91
CONSTRUCTION TARGET DATE: 3/13/94

12/11/91: Project Planning Conference.

PHA Proposal 5/4/93 (targeted)

HUD Approval 8/2/93 (targeted)

Turnkey Developer

Design Documents N/A

HUD Approval N/A

Construction Documents 11/30/93 (targeted)

HUD Approval 1/29/94 (targeted)

Contract of Sale 2/28/94 (targeted)

Project held up do to problems with the city. NHA needs land from the city for project. Development schedule dependent upon approval from Low Income Housing Coalition.

2/21/92: Problems to be resolved with city re: sites.

3/11/92: Complete request for Front End Funds received by RO in the amount of \$95,900.

3/19/92: RO forwarded front end funding request to HQ.

4/15/92: City Council meeting held to discuss city sites, neither NHA nor FO have been apprised of outcome.

Development schedule has not yet been approved.

5/15/92: Headquarters approval of up-front funding request in the amount of \$95,900.

5/28/92: NHA is reviewing a list of possible sites given to it by the City.

6/25/92: HUD has not been notified of the site location.

8/25/92: NHA advised FO that they are still working with City to find an acceptable site.

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002050

9/9/92: NHA advised FO that site has been identified.

11/23/92: City ordinance being prepared to establish site.

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002038

PHA: Newark Housing Authority

TOTAL NO. OF UNITS: 200 reduced to 101

DATE PROJECT RECEIVED: 7/24/84

RESERVATION OF FUNDS: 9/24/85 \$14,388,320 reduced to
\$6,825,900 on 9/29/89 Conventional

CONSTRUCTION TARGET DATE: 3/24/88

4/7/87: NHA notified that approval was granted to transfer
demolition authority from building no. 8 to no. 4.

6/4/87: FSA

6/6/87: Approval granted to demolish totally high rise
structures within the Hayes Homes projects.

6/4/88: Construction began.

7/7/89: Terminated developer for non-compliance.

1/18/90: NHA notified to issue Notice to Proceed to
York/Hunter.

11/7/90: HUD approved City demolition and agreed to pay
\$100,000.

1/15/91: Requested modification of NJ-2038 and NJ-2041. The
modification would involve building 150 units of
NJ2-41 on the site of NJ2-38 whereby the remaining
property on sit NJ2-41 would be used for the
completion of NJ2-38. Approval still pending.

PHA Proposal 7/11/86

HUD Approval 6/4/87

Turnkey Developer

Design Documents N/A

HUD Approval N/A

Construction Documents

HUD Approval 4/14/88

Contract of Sale

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002038

Project dependent upon City of Newark for site. Presently working on problems with the City. Reverter's will be necessary if unsuccessful. NHA has not yet come into the FO with any requests.

6/25/92: Need to approve development schedule.

8/25/92: FO notified NHA that a site must be identified for the project as soon as possible. The NHA is considering using a site that had been previously designated for NJ2-35.

11/23/92: NHA has not submitted anything to the FO.

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002039 (DKM)

PHA: Newark Housing Authority
TOTAL NO. OF UNITS: 100 to 124
DATE PROJECT RECEIVED: 7/25/86
RESERVATION OF FUNDS: 9/23/86
GRANT/LOAN AUTHORITY: \$6,189,848 to \$6,825,900 to \$9,495,195
DEVELOPMENT METHOD: Conventional changed to Turnkey (2/14/90)
CONSTRUCTION TARGET DATE: 3/23/86

3/19/87: NHA submitted TSA for HUD approval.

11/29/88: Approval granted for reformulation of NJ2-38 and NJ2-39 for a combined total of 124 units - 99 units are to be taken from NJ2-38.

FSA	1/23/91
Location	3 NHA-owned sites in Central Ward
PHA Proposal	incomplete 9/16/91; complete 1/14/92
HUD Approval	4/24/92
Turnkey Developer	DKM Building Enterprises/World Housing LTD.

Construction Documents 5/29/92 (targeted)

HUD Approval 12/23/92

Contract of Sale 12/23/92

2/21/92: Land approved and ready; Calendar derived: 1 wk to complete FO review of proposal.

3/11/92: Request for front-end funds in the amount of \$94,950. Contract of Sale date targeted for 9/10/92

3/19/92: Request for front-end funds to HQ.

3/25/92: Approval for Staged Occupancy.

4/7/92: 85.1 prepared, \$1,253,014 Reserved in Amendment money, FO has been notified.

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002039 (DKM)

- 5/4/92: Meeting held between NHA and DKM to review the construction documents requirements.
- 5/15/92: Up-front funding request denied. SMIRPH notes that ACC was executed 9/87.
- 5/19/92: Construction documents are due to be submitted on 6/24/92.
- 5/28/92: There is a City Planning Board meeting of 6/22/92, DKM will be on the agenda.
- 6/22/92: Meeting held to review the progress of the Construction documents. Delays in construction documents due to an issue that arose concerning possible easements for street widening and utility lines across some of the sites. Issues must be resolved with the City.
- 6/25/92: New date for construction start needs to be established.
- 8/25/92: NHA advised FO that construction documents are 50% complete. Development scheduled to go before the local Planning Board on 9/8/92.
- 9/9/92: DKM is on agenda for presentation to NJHMFA Board for firm commitment as well as City Planning Board on 9/24/92. Seeking 10/92 construction start.
- 11/19/92: NHA submitted plans and specs. FO awaiting balance of construction documents. NJHMFA needs final numbers from FO before making a firm commitment.
- 2/4/93: Construction start reported by developer.

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002040 (SERENITY)

PHA: Newark Housing Authority

TOTAL NO. OF UNITS: 100 for large families

RECEIVED: 4/10/87

RESERVATION OF FUNDS: 9/14/87

GRANT/LOAN AUTHORITY: \$8,681,580 to \$8,783,041 (includes PHA administrative costs)

DEVELOPMENT METHOD: Turnkey

CONSTRUCTION TARGET DATE: 9/14/90

Suit filed by the Newark Coalition for Low Income Housing against NHA and Jack Kemp questioning the suitability of the proposed locations of the NHA's public housing projects.

Sept. 14, 1989, Settlement reached. Settlement Agreement requires the construction of the project to commence prior to the demolition of the first group of buildings to be demolished at Columbus Homes, Project NJ2-13.

TSA 12/4/89

FSA 7/30/90

Location 8 NHA-owned sites in Central ward (14 units) and South ward (86 units)

PHA Proposal 1/3/91

HUD Approval 3/29/91

Turnkey Developer Serenity Redevelopment Group

Construction Documents 9/16/91

HUD Approval 9/25/92

Contract of Sale 9/25/92

3/25/92: Received Staged Occupancy approval.

3/26/92: Bond presented to HMFA Board. Eight million dollar taxable bond approved.

4/16/92: NJHMFA sent letter asking for the status of developers intent. Looking for permanent commitment.

4/23/92: HMFA waiting for developer information. Letter forwarded to Serenity on 3/30/92 informing developer of necessary information.

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002035 (MT. PLEASANT)

PHA: Newark Housing Authority

TOTAL NO. OF UNITS: 100 reduced to 95 - 48 completed

RECEIVED: 1/2/78

RESERVATION OF FUNDS: 9/19/78 \$6,106,450 Conventional to

Turnkey for remaining units \$2,851,400 remaining

CONSTRUCTION TARGET DATE: 3/19/81

9/80: Approved conversion from turnkey to conventional.

FSA 2/6/84

RFP 12/14/84

Notice to Proceed 8/27/85

10/2/85: Construction stopped due to changes made by NHA on contract and non-compliance by HA on specs.

9/13/88: Proposed reformulating project, transferring 47 units.

DOFA 9/30/88 on 48 units completed

11/17/89: HA asking for conversion of development from conventional to turnkey with 30 month CSD extension.

TSA 5/7/90 - 47 units

11/22/91: A&E review \$800,000 discrepancy in change orders. \$2,851,433 remains for development of 47 units, available HUD funding \$2,030,077. Documentation must be submitted to justify costs now being disallowed; the HA would be required to reimburse HUD or development account for NJ2-35 from non-HUD resources.

PHA Proposal 7/8/91 (Mt. Pleasant Townhouse Proposal)
final proposal submitted 5/29/92

HUD Approval Originally targeted for 5/1/92.
S.P.T. 50 days, targeted for 7/13/92

Design Documents N/A

HUD Approval N/A

Turnkey Developer

Construction Documents

HUD Approval

Contract of Sale 4/15/92 targeted

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39P002035 (MT. PLEASANT)

8/28/92: Revised specs submitted, FO is reviewing.

9/2/92: Engineer's Report was submitted with several recommendations and findings which will be incorporated into the Contract of Sale.

9/24/92: FO forwarded letter to NHA requesting outstanding items. Items include: evidence of financing, info. on the status of the owner-occupants, proposed Contract of Sale, title issues.

Remaining units reformulated into NJ39-P002-051

NEWARK HOUSING AUTHORITY PRIORITY PROJECTS

PROJECT NO. NJ39-P002-051 (Mt. Pleasant)

PHA: Newark Housing Authority

TOTAL NO. OF UNITS: 42

DEVELOPMENT TYPE: Completion of partially constructed project

RESERVATION OF FUNDS: \$3,555,219 Turnkey

APPLICATION APPROVAL: 9/19/78 (as part of NJ2-35)

TSA

N/A

Location

N. Ward on Broad St., Gouverneur St. &
Mt. Pleasant Ave.

FSA

PHA Proposal

HUD Approval

Developer

Mt. Pleasant Urban Renewal

Construction Doc

HUD Approval

Contract of Sale

12/3/92

Project is under construction. Contract of Sale was released on 2/1/93. Contract of Sale could not be released until the developer obtained acceptable payment and performance bond. Project will be purchased by the NHA in 3 Stages consisting of 9, 17, and 16 units each.

4/19/93: Closing for first 9 units scheduled.

NIC